

CODE ENFORCEMENT BOARD
CITY COMMISSION MEETING ROOM
100 NORTH ANDREWS AVENUE
JUNE 24, 2008
10:00 A.M. – 3:40 P.M.

<u>Board Members</u>	<u>Attendance</u>	2/2008 through 1/2009	
		<u>Present</u>	<u>Absent</u>
Myrnabelle Roche, Chair [arrived at 10:49]	P	4	1
Sam Mitchell, Vice Chair	P	5	0
Howard Elfman [left at 1:29]	P	5	0
Genia Ellis [arrived at 1:25]	P	5	0
John Greenfield [left at 12:45]	P	3	2
Jan Sheppard	A	4	1
Doug White	P	5	0
Patricia Rathburn [alternate]	A	0	4
Charles Love [alternate]	A	0	1

Staff Present

Dee Paris, Administrative Aide
 Ginger Wald, Assistant City Attorney
 Bruce Jolly, Board Attorney
 Brian McKelligett, Clerk /Special Magistrate Supervisor
 Joan Edmonson, Secretary, Code Enforcement Board
 Yvette Ketor, Unsafe Structures Board Secretary
 Skip Margerum, Code Enforcement Supervisor
 Jorg Hruschka, Building Inspector
 Burt Ford, Building Inspector
 Wayne Strawn, Building Inspector
 Mohammed Malik, Building Inspector
 Gerry Smilen, Building Inspector
 Thomas Clements, Fire Inspector
 J. Oppерlee, Recording Secretary

Also Present:

CE07022264: Dunton Bennett, owner; Kenneth McLean, owner
 CE07082080: Francisco Quintanilla, owner's relative
 CE05110537: Dave Wynter, owner; Christopher Silburn, contractor
 CE07030221: Juan Carlos Puiz, owner; Antonio Duran, owner's father-in-law
 CE07120729: Randall Browning, owner
 CE08041301: Deborah Kerr, owner
 CE08031289: Vincent Puran, owner
 CE07120720: Mary Moran, owner
 CE08021003: Henry Ocampo, owner
 CE06080836: Daniel Stein, attorney
 CE07031314: Robert Osoliniec, owner
 CE06070353: Eddie Fisher, owner

CE06110858: Jorge Medina, contractor
CE06020537: Michael Davis, owner
CE07120450: Louis St. Cyr, owner
CE08031215, 08031285, 08031233, 08031279: Bernard Gordon, project manager
CE07032161: Sidoles Vilsinor, owner
CE06110989: Robert Symington, owner
CE05120450: Miguel Gonzalez, manager
CE06030776: Sheryl Melson, owner
CE08021094: Nick Berry, operations manager
CE08030416: Adi Cohen, owner; Richard Geisert, attorney
CE06121030: Nicholas Tacquard, owner
CE07030441: Esa Natour, owner; Harry Hipler, attorney
CE08041277: Elvis Toussaint, owner
CE06101486: Ana Botelho, owner
CE07121240: William Hagerty, mortgage holder's representative
CE08031313: Selva Rodriguez, owner; Manuel Rodriguez, owner
CE07070267: Nelson Lancione, owner
CE06061258: William Huegele, owner
CE07091032; 07061043; 07061040: Wisam Farraj, partner

Vice Chair Mitchell called the meeting to order at 10:05 a.m., introduced the Board and explained the procedures for the hearing.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: CE07082080

Guillermo Brunstein
715 Northeast 14 Place

Ms. Paris announced that certified mail sent to the owner was accepted on 6/11/08.

Mr. Burt Ford, Building Inspector, testified to the following violations:

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

1) A NEW FENCE HAS BEEN INSTALLED.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING
THE REQUIRED APPROVALS.

FBC 1604.1

THE NEW FENCE HAS NOT BEEN DEMONSTRATED TO BE ABLE
TO WITHSTAND WIND LOAD REQUIREMENTS THROUGH THE
PERMIT AND INSPECTION PROCESS.

Withdrawn:

9-47.(a)(1)

Inspector Ford recommended ordering compliance within 28 days or a fine \$50 per day, per violation and requested a Finding of Fact.

Mr. Francisco Quintanilla, the owner's relative, explained the owner had hired a contractor who never applied for the permit. He requested an extension.

Motion made by Mr. White, seconded by Mr. Greenfield, to find in favor of the City and order compliance within 28 days or a fine of \$50 per day, per violation. In a voice vote, motion passed unanimously.

Case: CE05110537

Sarah Wynter
1039 Northwest 12 Street

Ms. Paris announced that this case was first heard on 11/27/07 to comply by 2/26/08. Ms. Paris recited violations, compliance dates and potential fines, listed extensions to the compliance deadline that had been granted since the case was first heard and stated the City was requesting imposition of a \$9,675 fine which would continue to accrue until the property complied.

Mr. Dave Wynter, owner, stated his contractor was supposed to attend the hearing but had not arrived yet. He explained to Mr. Mitchell that the contractor was working on the property.

Mr. Wayne Strawn, Building Inspector, confirmed that the owner must remove the entire back of the building to comply. He was disappointed that the shed was still on the property, since this would be easy to remove and could never be permitted.

Mr. Wynter said the architect was responding to comments on the plans from the Building Department.

The Board agreed to table the case until the contractor arrived.

Upon returning to the case, Mr. Christopher Silburn, contractor, requested another 60 days. He stated plans had been submitted and the architect was addressing the City's comments.

Inspector Strawn stated he would not support an extension longer than 28 days, in order to ensure progress was being made. He also requested that the shed be removed in that time, since it could never be permitted. Inspector Strawn acknowledged most of the violations were caused by a prior owner.

Motion made by Mr. White, seconded by Mr. Mitchell, to grant a 28-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE07031314

Robert Osoliniec

1429 North Andrews Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 6/16/08.

Mr. Wayne Strawn, Building Inspector, testified to the following violations:

FBC 105.1

THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING THE REQUIRED BUILDING PERMITS. THE ALTERATIONS INCLUDE THE FOLLOWING:

1. NEW WINDOWS AND SHUTTERS INSTALLED.
2. FENCING ERECTED.
3. NEW DOORS INSTALLED.

FBC 105.2.11

AIR CONDITIONING UNITS HAVE BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED MECHANICAL PERMIT.

FBC 105.2.5

CIRCUITS FOR AIR CONDITIONING UNITS AND EXTERIOR LIGHT FIXTURES HAVE BEEN ADDED. THE INSTALLATION OF THE FIXTURES AND THE ADDED CIRCUITS HAVE BEEN DONE WITHOUT OBTAINING THE REQUIRED ELECTRICAL PERMIT.

FBC 1612.1.2

THE WINDOWS AND DOORS INSTALLED HAVE NOT DEMONSTRATED COMPLIANCE WITH THE WIND LOADING REQUIREMENTS OF THE HIGH-VELOCITY HURRICANE ZONE THROUGH THE PERMITTING PROCESS.

FBC 1626.1

THE WINDOWS, DOORS AND SHUTTER SYSTEM INSTALLED HAVE NOT DEMONSTRATED COMPLIANCE WITH THE IMPACT TEST CRITERIA FOR PROTECTION FROM WIND BORNE DEBRIS THROUGH THE PERMITTING PROCESS AS REQUIRED BY THE FLORIDA BUILDING CODE.

Mr. Wayne Strawn, Building Inspector, informed the Board he had a verbal agreement with the owner to comply within 63 days or a fine of \$25 per day, per violation.

Mr. Robert Osolinec, owner, informed Mr. Mitchell he did not have an architect. Inspector Strawn stated the owner had a contractor who had already submitted an application for the windows and doors. He said Mr. Osoliniec's contractor had also made significant progress.

Motion made by Mr. White, seconded by Mr. Elfman, to find in favor of the City and order compliance within 63 days or a fine of \$25 per day, per violation. In a voice vote, Motion passed unanimously.

Case: CE08041301

Rodney & Deborah Kerr
6832 Northwest 29 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted 5/24/08.

Mr. George Oliva, Building Inspector, testified to the following violations:
FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1) GARAGE WAS ENCLOSED AND CONVERTED INTO LIVING SPACE.
- 2) A SLIDING GLASS DOOR WAS INSTALLED.

FBC 105.2.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) CENTRAL A/C WAS INSTALLED.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING A CENTRAL A/C, AND LIGHTS.
- 2) WALL OUTLETS WERE ADDED IN THE GARAGE CONVERSION AND HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED LOADING THROUGH THE PERMITTING PROCESS.

FBC 106.10.3.1

THERE IS AN EXPIRED MECHANICAL PERMIT #0509156,
WHICH WAS APPLIED FOR ON 9/15/2005.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING
THE REQUIRED APPROVALS.

FBC 117.1.2

STRUCTURES COMMENCED WITHOUT A PERMIT OR THE
PERMIT FOR WHICH HAS EXPIRED PRIOR TO COMPLETION
AND NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED,
SHALL BE PRESUMED AND DEEMED UNSAFE.

FBC 1604.1

THE STRUCTURE FOR THE GARAGE CONVERSION
DOES NOT MEET THE STANDARD FOR GRAVITY LOADING AND
HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE
REQUIRED WIND LOADING THROUGH THE PERMITTING
PROCESS.

FBC 1612.1.2

THE GLASS DOOR INSTALLATION HAS NOT BEEN
DEMONSTRATED TO WITHSTAND THE REQUIRED WIND

LOADING THROUGH THE PERMITTING PROCESS.

Inspector Oliva stated he had an agreement with the owner to comply within 63 days, or a fine of \$50 per day, per violation.

Ms. Deborah Kerr, owner, agreed to comply within 63 days.

Motion made by Mr. Elfman, seconded by Mr. White, to find in favor of the City and order compliance within 63 days or a fine of \$50 per day, per violation. In a voice vote, motion passed unanimously.

Case: CE07030221

Villas Santa Fe Corp.
1111 Southwest 4 Street

Ms. Paris announced that this case was first heard on 10/23/07 to comply by 11/27/07. Ms. Paris recited violations, compliance dates and potential fines, listed extensions to the compliance deadline that had been granted since the case was first heard and stated fines now totaled \$28,700 and would continue to accrue until the property complied.

Mr. Antonio Duran, the owner's father-in-law, informed the Board they had submitted plans for permits. He explained they had run short of money after the sewer project and requested an additional 60 days.

Mr. Jorg Hruschka, Building Inspector, confirmed that the plans were in review, and said he did not object to an extension.

Motion made by Mr. White, seconded by Mr. Elfman, to grant a 63-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE07120729

Randall Browning
2790 Southwest 2 Street

Ms. Paris announced that this case was first heard on 3/25/08 to comply by 5/27/08. Ms. Paris stated the property was complied, fines now totaled \$5,500, and the City was requesting imposition of the full amount.

Mr. Randall Browning, owner, explained the delay had been caused by reasons beyond his control, and requested the fines not be imposed.

Mr. Thomas Clements, Fire Inspector, informed the Board that the case was first heard by the Board on 3/25/08, but the permit application had not been submitted until 6/2/08. The permit was issued 6/12/08 and the work was completed 6/19/08.

Mr. Browning stated the first notice he received of the violations was the certified mail. When he became aware of the violation, he had taken immediate action to correct it. Mr. Browning explained that the blueprints were with the County, and it had taken five weeks to receive them. There had also been a problem with the FPL meter on the property. The contractor had waited for FPL to fix the meter so the property would pass electrical inspection.

Mr. Mitchell asked Inspector Clements to describe the hard-wired fire alarm system requirement. Inspector Clements explained that this was written into the 2003 edition of the NFPA 101 Life Safety Code and was adopted by the State. The Fire Marshals of South Florida had decided to wait until the next re-write of the code before issuing citations to see if this would remain in the 2006 version. The 2006 version did include the requirement, so in 2006, the Fire Marshal had begun citing 3-unit or more buildings for non-compliance.

Inspector Clements said the City had sent letters from the Fire Marshal to every registered apartment owner of three units or above. Inspector Clements had also sent a letter, plus a copy of the code, with his card and the Inspection Notice. The Fire Marshal had advised inspectors to allow one full year for compliance, and then refer properties to the Code Enforcement Board. Inspector Clements said his policy had been to allow 60 days after the owner appeared before the Code Enforcement Board, "just in case the owner honestly didn't see the notices that were already sent out." In this case, the application had not been submitted until six or seven days after the 60-day compliance deadline.

Mr. White was very concerned about life safety issues in buildings that lacked the hard-wired fire alarm system. Mr. Browning stated he was concerned about safety as well, and when he determined the blueprints would take time too receive from the County, he had installed new smoke detectors in each unit and installed new fire extinguishers. He reiterated that the delays had been beyond his control.

Motion made by Mr. White to find the property was not complied by the ordered date and to impose a fine of \$5,500. Motion died for lack of a second.

Motion made by Mr. Elfman, seconded by Mr. Greenfield, to find the property was not complied by the ordered date and to impose a fine of \$1,000 and to record the order. In a voice vote, motion passed unanimously.

Case: CE07022264

Euton Bennett &
Kenneth McLean
360 Southwest 30 Terrace

Ms. Paris announced that certified mail sent to the owner was accepted on 5/28/08.

Mr. Burt Ford, Code Building Inspector, testified to the following violations:
FBC 105.1 and requested a Finding of Fact.

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1) NEW WINDOWS HAVE BEEN INSTALLED.
- 2) THE BATHROOM HAS BEEN REMODELED.

FBC 105.2.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) PLUMBING FIXTURES AND PIPING HAVE BEEN ADDED/ALTERED DURING THE BATHROOM REMODEL.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) CIRCUITS HAVE BEEN ADDED/ALTERED DURING THE BATHROOM REMODEL.

FBC 109.6

NEW DRYWALL WAS INSTALLED ON THE WALLS OF THE BATHROOM DURING THE REMODEL. WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1604.1

THE NEW WINDOWS HAVE NOT BEEN DEMONSTRATED TO BE ABLE TO WITHSTAND WIND LOAD REQUIREMENTS THROUGH THE PERMIT AND INSPECTION PROCESS.

FBC 1626.1

THE NEW WINDOWS NEED TO BE IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED HURRICANE PROTECTION SYSTEM.

Inspector Ford recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Mr. Dunton Bennett, owner, said he was unaware of the violations when he purchased the home, and if he had known, he never would have purchased it. Mr. Bennett said he did not have an attorney when he purchased the property.

Mr. Bennett informed Mr. Elfman that he had lost his job and could no longer afford the mortgage. Mr. Bennett had intended to contact a contractor to look at the property, but could not afford to hire a contractor because he had lost his job.

Inspector Ford said he had spoken to the owner or his wife by phone, on May 2 and was informed that they were seeking a contractor. Since then, no action had been taken to correct the problems.

Motion made by Mr. Greenfield, seconded by Mr. Elfman, to find in favor of the City and order compliance within 63 days or a fine of \$50 per day, per violation, and to record the order. In a voice vote, motion passed unanimously.

Mr. Kenneth McLean, owner, noted that they could not pay the mortgage, nor could they afford to make the repairs.

Chair Roche arrived at 10:49

Case: CE06110989

Cabo 6795 LLC

6795 Northwest 17 Avenue

Ms. Paris announced that this case was first heard on 1/23/07 to comply by 3/27/07. Ms. Paris recited violations, compliance dates and potential fines, listed extensions to the compliance deadline that had been granted since the case was first heard, and recommended no fine be imposed.

Mr. Robert Symington, owner, declared the property was complied. He thanked the Board for their perseverance.

Mr. Thomas Clements, Fire Inspector, confirmed the property complied as of 6/19/08. He described the high turnover of inspectors in the area, and how difficult this had made it for property owners to contact inspectors.

Motion made by Mr. White, seconded by Mr. Mitchell, to impose no fine. In a voice vote, motion passed unanimously.

Case: CE07070267

Continued from 5/27/08

Nelson & Cynthia Lancione

3021 North Atlantic Boulevard

Ms. Paris announced that certified mail sent to the owner was accepted on 6/7/08.

Mr. Jorg Hruschka, Building Inspector, testified to the following violations:

FBC 105.1

- 1) BATHROOMS WERE REMODELED.
- 2) A GAS GENERATOR WAS INSTALLED ON A STAND ON A FLAT ROOF SECTION ON NORTH SIDE OF PROPERTY.

FBC 105.2.4

- 1) AN EXTERIOR SHOWER WAS INSTALLED ON NORTH SIDE.
- 2) GAS LINES TO POWER GAS GENERATOR WERE INSTALLED.
- 3) BATHROOM FIXTURES HAVE BEEN REMOVED AND REPLACED.

FBC 105.2.5

- 1) A GAS GENERATOR WAS INSTALLED.
- 2 ELECTRICAL CIRCUITS TO AND FROM THE GENERATOR

WERE INSTALLED.

FBC 106.10.3.1

1. PERMIT #00031131 HAS PASSED THE ENGINEERING
FINAL ON 6/16/2000, BUT DID NOT HAVE ZONING OR
BUILDING FINALS AND IS EXPIRED.

FBC 1604.1

THE GENERATOR WAS NOT INSTALLED ACCORDING TO THE
STRENGTH REQUIREMENTS FOR THE LOADS IMPOSED.

Inspector Hruschka presented photos of the property to the Board and stated that on 1/16/08, he had witnessed a marble worker with a countertop outside the home. He said a representative of the owner had confirmed that work was going on at the property. Inspector Hruschka described the generator that was located on the roof on the stand with lines to and from the unit, and an extension cord plugged into an outlet on the side of the building.

Inspector Hruschka said the outdoor shower was installed in proximity to an electrical outlet that was not water proof. He recommended getting a permit to properly install the generator or have it removed and suggested ordering compliance within 28 days or a fine of \$250 per day, per violation.

Mr. Nelson Lancione, owner, said he had owned the home since 1988. He said he had sent several written requests for additional information but had received no response from the Building Department or Inspector Hruschka. Mr. Lancione said this information would have aided him in his defense of the allegations.

Mr. Lancione asked i Inspector Hruschka if he had a photo of the alleged counter top and Inspector Hruschka said he did not. He said, "It was a smaller unit, and the gentleman was talking about fixing the bathroom." Inspector Hruschka said the counter top he had seen was a replacement, and this required a permit.

Inspector Hruschka described bolts that appeared to be holding the generator and stand to the roof, and said it appeared to be a gas generator. Mr. Lancione presented photos of the generator, and explained it was "stored in that position" but was portable. He stated because it was portable, no permit was needed.

Mr. Lancione showed a photo of the outside shower, and noted that the shower had been built over 20 years ago. He then showed a copy of the home's blueprints, and pointed out that they were indecipherable and contained errors, and "this, back in 1985, was the way that business was done, unfortunately." Mr. Lancione stated one of his requests to which no one had responded had been in regard to these 1985 blueprints, and who might have approved them.

Mr. Lancione presented files from the Building Department and Code Enforcement describing permits issued for his property, and noted that they did not match. He believed this indicated that "just because they say that they don't have it [a permit] doesn't mean it wasn't done."

Mr. Lancione explained that the extension cord to which Inspector Hruschka referred was attached to a trickle charger, which did not require a permit. This led to a battery that was used only when the generator needed to be powered.

Mr. Lancione presented a photo of a waterproof cover on the electrical outlet near the outside shower.

The next photo Mr. Lancione presented was of a remote starter he could use to check the status of the battery.

Mr. Lancione stated the gas company had replaced his gas meter and run the lines to his flat roof to possibly power an air conditioner two years ago and no permit was required for this.

Mr. Lancione showed photos of the quick connections to connect gas to the generator if and when it was needed. He stated no electric had ever flowed from the generator, but he did test the starter on a weekly basis.

Inspector Hruschka confirmed that code violations from prior owners were not exempted for the current owner.

Mr. White stated Mr. Lancione admitted the generator was affixed, and he started it every Sunday. Mr. Lancione explained that the generator was bolted down, but he tested the starter motor, not the generator; the generator had never run. Mr. White believed that the fact that the generator was bolted and the starter motor was tested meant it was "installed."

Chair Roche asked if a counter had been installed in the house. Mr. Lancione said he had replaced a counter on a desk, and there was no hole in it.

Mr. Mitchell asked if Mr. Lancione would allow a City inspector into the property to inspect it, since he believed there were no violations at the property. Mr. Lancione said he would admit an independent inspector, not a City inspector.

The City accepted Mr. Lancione's documentation into evidence.

Motion made by Mr. Greenfield, seconded by Mr. White, to find in favor of the City and order compliance within 63 days or a fine of \$50 per day, per violation. In a voice vote, motion passed unanimously.

Case: CE08021094

Thomas Smith
948 Northwest 14 Court

Ms. Paris announced that this case was first heard on 4/22/08 to comply by 5/27/08. Ms. Paris recited violations, compliance dates and potential fines, and stated fines totaled \$20,250 and would continue to accrue until the property complied.

Mr. Nick Berry, operations manager, reported the electric permit had been issued and the air conditioning permit from 2005 had been renewed on 3/25/08. During inspection, they had determined another permit was required, and they had submitted the application. Their architect was addressing comments on the window permits. Mr. Berry requested a 63-day extension.

Mr. Wayne Strawn, Building Inspector, did not object to an extension.

Mr. White left the dais.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to grant a 63-day extension during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08030416

Adi Cohen
1405 North Andrews Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 5/24/08.

Mr. Gerry Smilen, Building Inspector, testified to the following violations:

FBC 105.1

THE FOLLOWING WORK EXISTS WITHOUT PERMITS.

- 1) NEW WINDOWS AND DOORS HAVE BEEN INSTALLED.
- 2) THE FRONT AND REAR PORCHES HAVE BEEN ENCLOSED.
- 3) THE OCCUPANCY HAS BEEN CHANGED BY ADDING AN ILLEGAL EFFICIENCY APARTMENT.
- 4) A WOOD SHED HAS BEEN CONSTRUCTED WITHOUT A SLAB.

FBC 105.2.15

NEW WINDOWS AND DOORS HAVE BEEN INSTALLED WITHOUT PERMITS.

FBC 105.2.4

TWO WATER HEATERS WERE REPLACED WITHOUT PERMITS.

FBC 105.2.5

- 1) FLOOD LIGHTS HAVE BEEN ADDED TO THE EAVES.
- 2) ELECTRICAL WIRING HAS BEEN RUN FROM THE SERVICE TO FEED A BUILDING ON THE REAR OF THE PROPERTY.

FBC 110.1.1

THE BUILDING IS OCCUPIED WITHOUT THE PROPER CERTIFICATE OF OCCUPANCY. A CHANGE WAS MADE IN THE OCCUPANCY WHEN A THIRD UNIT WAS ADDED CHANGING IT FROM R3 TO R2.

FBC 1626.1

NEW WINDOWS AND DOORS HAVE BEEN INSTALLED. A WOOD SHED HAS BEEN CONSTRUCTED IN THE BACK OF THE PROPERTY. ALL OF THESE BUILDING COMPONENTS DO NOT MEET IMPACT TEST CRITERIA OR HAVE AN EXTERNAL

**PROTECTION DEVICE THAT MEETS THE REQUIREMENTS OF A
HIGH VELOCITY HURRICANE ZONE.**

Inspector Smilen presented photos of the property depicting the new windows, the water heaters, the wiring, the enclosed porch, the exterior floodlights, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Mr. White returned to the dais
Mr. Greenfield left the dais**

Mr. Richard Geisert, attorney, stated the property owner wanted to comply, but felt that 63 days would not be sufficient time. They needed time to have the architect draw plans to remove the efficiency apartment and the shed. Mr. Geisert requested a 90-day extension.

Mr. Adi Cohen, owner, confirmed that no apartments were for rent now.

Inspector Smilen was concerned about the lack of progress at the property since the case had begun in April. An architect's office had contacted him in April, but no work had been done yet.

Motion made by Mr. White, seconded by Mr. Mitchell, to find in favor of the City and order compliance within 63 days or a fine of \$50 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

**Court was in recess from 11:55 to 12:05
Mr. Greenfield returned to the dais**

Case: CE08021003

Henry Ocampo &
Martha Torres
803 Northeast 4 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 6/10/08.

Mr. Burt Ford, building Inspector, testified to the following violations:
FBC 105.1

- THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
- 1) INTERIOR REMODELING HAS BEEN DONE CREATING AN
OFFICE INSIDE THE STORAGE BAY.
 - 2) THE GARAGE DOOR AT THE FRONT OF THE BUILDING
HAS BEEN FRAMED IN AND THE EXTERIOR FINISHED.
 - 3) INTERIOR WALLS WERE CONSTRUCTED TO CREATE A
BATHROOM.

FBC 105.2.11

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) A WALL A/C UNIT WAS INSTALLED IN THE OFFICE SPACE.
- 2) A CENTRAL A/C SYSTEM WAS INSTALLED IN THE OFFICE.

FBC 105.2.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) PLUMBING FIXTURES HAVE BEEN INSTALLED IN THE BATHROOM IN THE STORAGE SIDE OF THE BAY.
- 2) A WASH SINK HAS BEEN INSTALLED WITH ALL FIXTURES AND PIPES.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) ELECTRICAL CIRCUITS IN THE NEW OFFICE, NEW BATHROOM, AND REAR STORAGE BAY HAVE BEEN ADDED/ALTERED.
- 2) ELECTRICAL CIRCUITS HAVE BEEN ADDED/ALTERED TO POWER THE MECHANICAL SYSTEMS.
- 3) THE BATHROOM OUTLET NEEDS TO BE A TYPE GFCI.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1604.1

THE WALL THAT ENCLOSED THE GARAGE DOOR FOR THE BAY HAS NOT BEEN DEMONSTRATED TO BE ABLE TO WITHSTAND WIND LOAD REQUIREMENTS THROUGH THE PERMIT AND INSPECTION PROCESS.

FBC 708.3

THE REQUIRED FIRE RESISTANCE RATINGS AND SEPARATIONS BETWEEN THE SEPARATE UNITS HAVE NOT BEEN PROVIDED.

Inspector Ford recommended ordering compliance within 28 days or a fine for \$100 per day, per violation and requested a Finding of Fact.

Mr. Henry Ocampo, owner, explained he purchased the property unaware of the violations. He stated his architect was working on the plans to comply the violations, and requested time to complete the work.

Inspector Ford said he did not know if the electrical was installed properly, and therefore it presented a life safety issue. He showed the Board photos of the new wall that covered the garage door and the unpermitted office that was built. Mr. Ocampo stated

the office was empty now, and a former tenant had used it for office space and an artist studio. He explained that the wall had been installed, but the garage door was still intact behind it.

Motion made by Mr. White, seconded by Mr. Mitchell, to find in favor of the City and order compliance within 28 days or a fine of \$100 per day, per violation. In a voice vote, motion passed unanimously.

Case: CE07030441

Hearing to impose fine

Esa & Davis Natour
1901 Northwest 21 Avenue

Ms. Paris announced that this case was first heard on 8/28/07 to comply by 10/23 and 11/27/07. Ms. Paris recited violations, compliance dates and potential fines, listed extensions to the compliance deadline that had been granted since the case was first heard, and stated the City was requesting imposition of a \$27,100 fine which would continue to accrue until the property complied.

Mr. Harry Hipler, attorney, explained the owner had spent over \$20,000 so far to comply the property. He presented the permit for the electrical work, and said the contractor must still call for inspection. Mr. Hipler stated the dumpster work would cost the owner another \$5,000 to \$6,000.

Mr. White left the dais.

Mr. Wayne Strawn, Building Inspector, said he had not complied the electrical permit because the work had never been inspected. He stated the inspection must verify the wiring for the water heater, the exterior lighting, the refrigeration and air conditioning wiring. If the electrical contractor called for the proper inspections, compliance could date back to the date the permit was issued, eliminating the fines.

Inspector Strawn agreed the dumpster was a major issue because it must have a slab, a grease trap, a drain and an enclosure.

Mr. Esa Natour, owner, said he had called for inspections, and the City had signed off on the water heater and the electrical work on the front of the store. He informed the Board that his first contractor had taken \$6,000 from him and never done the work. Mr. Natour presented the application for the door replacement. Inspector Strawn stated the permit must be issued in order to comply. Mr. Natour requested an additional 90 days.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to grant a 28-day extension, during which time no fines would accrue. In a roll call vote, with Mr. Greenfield and Chair Roche opposed, motion **failed** 2 - 2.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to grant a 63-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE06061258

William Huegele Todd
3166 Northwest 67 Court

Ms. Paris announced that certified mail sent to the owner was accepted on 5/24/08.

Mr. Gerry Smilen, Building Inspector, testified to the following violations:
FBC 105.1

THE FOLLOWING WORK WAS PERFORMED AT THE SINGLE
FAMILY RESIDENCE WITHOUT THE REQUIRED PERMITS:

- 1) A WOODEN ADDITION FOR STORAGE HAS BEEN ATTACHED TO
THE REAR OF THE DWELLING.
- 2) A NEW SHINGLE ROOF HAS BEEN INSTALLED.

FBC 105.2.10

A NEW SHINGLE ROOF HAS BEEN APPLIED TO THE
BUILDING WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC 1626.1

THE WOODEN STORAGE ADDITION DOES NOT MEET THE
IMPACT TEST CRITERIA REQUIRED FOR A HIGH VELOCITY
HURRICANE ZONE.

Inspector Smilen recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Mr. William Huegele, owner, said the shed had made it through Hurricane Wilma, but had been installed without a permit. Mr. Huegele had an architect creating drawings for the shed to submit for an application. He stated he and a neighbor who worked for a roofer had performed the roof repairs after the hurricane because it was leaking. Mr. Huegele presented photos of the roof work and said he had contacted Mr. John Heller, Chief Structural Inspector, who informed him he must "rip the whole roof off and start over." Mr. Huegele believed this was an unreasonable request. He asked that the case be dismissed, based upon his photos. Mr. Huegele had heard after the hurricane that the City was granting permits and never performing inspections.

Mr. White returned to the dais.

Mr. Huegele explained the difficulty he was now having finding a contractor who would certify the work since he had done the work himself.

Mr. Huegele explained to Chair Roche that a shed sales representative had informed him that half the people who purchased sheds did not obtain permits for them. Mr. Huegele thought there was a cost threshold for the permit requirement as well.

Mr. Greenfield left the meeting at 12:45.

Inspector Smilen stated there had been a 60-day window after the hurricane allowing people to expedite roof repairs, but Mr. Huegele had not followed through within that 60-

day window. Inspector Smilen stated Mr. Huegele must now work this out with the Building Division. He informed Chair Roche that Mr. Huegele must find a contractor to pull the after-the-fact permit and then either find an engineer to certify the roof, or remove parts of the roof for the City to inspect it.

Inspector Strawn explained that City Inspectors could grant some latitude and allow a homeowner to pull an owner/builder after-the-fact permit, if he believed the owner had done the work himself. Unfortunately, Mr. Huegele had paid his neighbor, an unlicensed contractor, to do the roof.

Mr. Huegele said he could not afford to redo his entire roof. He said might as well "walk away from my house." Chair Roche encouraged Mr. Huegele to continue to search for an engineer who would certify the roof. Failing that, he must have the roof replaced by a licensed contractor, with a permit. If one of these two courses were not followed, the Board would have no choice but to take corrective action.

Inspector Strawn announced that a contractor in attendance had informed him he would pull the permit for Mr. Huegele.

Motion made by Mr. Mitchell, seconded by Mr. White, to find in favor of the City and order compliance within 28 days or a fine of \$50 per day, per violation. In a voice vote, with Mr. Elfman and Chair Roche opposed, motion **failed** 2 - 2.

Motion made by Mr. Elfman, seconded by Mr. White to find in favor of the City and order compliance within 63 days or a fine of \$50 per day, per violation. In a voice vote, with Mr. Mitchell opposed, motion passed 3 - 1.

Ms. Paris asked Mr. Huegele to make copies of his photos to enter into evidence.

Case: CE06080836

Hearing to impose fine

South Point Inc.

C/O Wiltshire Credit Corp

1121 Northeast 2 Avenue

Ms. Paris announced that this case was first heard on 2/27/07 to comply by 3/27/07. Ms. Paris announced that certified mail sent to the owner was accepted on 6/6/08, certified mail sent to the attorney was accepted on 6/4/08 and certified mail sent to an officer of the company was accepted on 6/5/08. Ms. Paris recited violations, compliance dates and potential fines, listed extensions to the compliance deadline that had been granted since the case was first heard, and stated the City was requesting imposition of a \$103,800 fine.

Mr. Daniel Stein, attorney for the mortgage holder, explained that the previous owner had filed bankruptcy during a foreclosure action in 2007. South Point had been allowed to proceed with the foreclosure and obtained a final judgment against the property. South Point was the only bidder at the sale and assumed ownership of the property.

Mr. Stein informed the Board that all of the violations occurred prior to South Point's ownership of the property as of May 1, 2007.

Mr. Stein reminded the Board that he had previously informed them South Point would correct the violations, but had later determined that demolition was the best course of action. Mr. Stein said asbestos had been discovered in the tile, roof and siding, which had delayed the demolition. The property was now demolished and complied. Mr. Stein requested abatement of all fines.

Mr. Wayne Strawn, Building Inspector, stated, "This was a very old home and I applaud their decision to demolish it. The neighborhood is better off without it. Any attempt to fix it would have resulted in substandard housing for the City or marginal housing...I don't oppose any abatement."

Mr. Stein pointed out that South Point had spent over \$42,000 to demolish the property.

Motion made by Mr. Elfman to impose no fine. Motion died for lack of a second.

Motion made by Mr. Mitchell to impose a \$20,000 fine. Motion died for lack of a second.

Motion made by Mr. White, seconded by Mr. Elfman, to impose a \$3,000 fine. In a voice vote, with Mr. Mitchell and Chair Roche opposed, motion **failed** 2 - 2.

Motion made by Mr. White, seconded by Mr. Elfman, to impose a \$4,000 fine. In a voice vote, with Mr. Mitchell and Chair Roche opposed, motion **failed** 2 - 2.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to impose a \$10,300 fine. In a voice vote, with Mr. White and Chair Roche opposed, motion **failed** 2 - 2.

Chair Roche favored abating the fines because South Point had done what was right for the community. Mr. Mitchell was concerned because he anticipated many foreclosures coming before the Board, and felt the Board must "drive it home that we're not going to put up with financial institutions treating communities this way."

Mr. Stein felt fining the mortgage holders would have a "chilling effect" and result in lenders' walking away from the properties. Chair Roche felt this should be considered on a case-by-case basis, and in this case, the mortgage holder had acted in good faith and the Board should therefore show leniency.

Motion made by Mr. Mitchell, seconded by Mr. White, to impose a \$1,000 fine. In a voice vote, with Mr. Elfman and Chair Roche opposed, motion **failed** 2 - 2.

Motion made by Mr. Elfman, seconded by Mr. Mitchell, to impose no fine. In a voice vote, motion passed unanimously.

Case: CE07032161

Sidoles Vilsinor
3540 Southwest 12 Place

Ms. Paris announced that service was via the appearance of the owner at this hearing.

Mr. Jorg Hruschka, Building Inspector, testified to the following violations:
FBC 105.1

- 1) AN ADDITION WAS BUILT IN THE FRONT, EXTENDING INTO THE SET BACK.
- 2) AN ADDITION HAS BEEN BUILT IN THE REAR.
- 3) EXTERIOR WINDOWS AND DOORS HAVE BEEN INSTALLED.
- 4) A FENCE WAS INSTALLED.

FBC 105.2.5

ELECTRICAL OUTLETS AND CIRCUITS WERE ADDED IN THE ADDITIONS.

FBC 109.6

WORK WAS COVERED UP WITHOUT FIRST OBTAINING THE REQUIRED APPROVED INSPECTIONS.

FBC 1604.1

THE ADDITIONS ARE NOT DESIGNED OR BUILT ACCORDING TO THE STRENGTH REQUIREMENTS FOR THE LOADS IMPOSED.

Inspector Hruschka presented photos of the property and pointed out the lack of structural elements in the roof. He noted that the screw spacing of the dry wall was inadequate, the front door support was lacking, the fascia board was unpainted, and the window and fence were incorrectly installed. Inspector Hruschka recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Ms. Ellis arrived at 1:25 p.m.

Mr. Sidoles Vilsinor, owner, said he thought he was here to address the window and door issues, which he had installed without a permit. Mr. Vilsinor admitted his English was not good enough, and requested his case be continued until an interpreter could be present. Inspector Hruschka did not believe the owner understood that he must address all of the issues, not just the doors and windows. Inspector Hruschka noted there were many issues at the property, include the electric service, and he was concerned about delaying the case.

Mr. Elfman left the meeting at 1:29.

Mr. White said it was not the City's responsibility to provide an interpreter for any citizen. He wanted to move forward with the case, and stated Mr. Vilsinor could bring an interpreter the next time he appeared. He believed it would set a bad precedent if the Board granted a continuance. Mr. Mitchell reminded the Board that they made decisions that seriously affected people's lives, and he wanted to be very sure the

respondent understood exactly what was going on. The Board decided to move forward with the case.

Mr. Vilsinor described work he had done on the property, unaware he needed a permit. He explained that he had left the country for his father's funeral and then lost his job when he returned. He could not afford to pay the contractors any more to get the permits. Mr. Vilsinor said he had done no plumbing work on the house. He informed Chair Roche some of the work had been done by a previous owner. Chair Roche informed him that now that he was the owner, he must comply the property.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City and order compliance within 28 days or a fine of \$50 per day, per violation. In a voice vote, motion passed unanimously.

Case: CE06030776

Capital Innovations Inc.
812 Northwest 15 Terrace

Ms. Paris announced that this case was first heard on 4/25/06 to comply by 10/24/06. Ms. Paris recited violations, compliance dates and potential fines, listed extensions to the compliance deadline that had been granted since the case was first heard and stated fines now totaled \$5,200.

Ms. Sheryl Melson, owner, explained she had purchased the property at a foreclosure sale with the violations. Several owners before her had bought and sold the property and done nothing about the violations for over ten years. Ms. Melson stated she had been forced to put much more money into the property than it was worth. She noted that Inspector Strawn had been very helpful and patient during the process. Ms. Melson requested abatement of the fines.

Mr. Wayne Strawn, Building Inspector, stated he supported abatement of all fines. He informed the Board he had been involved in the property for years before Ms. Melson had purchased it. He said the property had been an ongoing eyesore in the neighborhood.

Motion made by Mr. Mitchell, seconded by Mr. White, to impose no fine. In a voice vote, motion passed unanimously.

Case: CE05120450

D & D Resources LLC
400 Northeast 13 Street

Ms. Paris announced that this case was first heard on 10/24/06 to comply by 2/27/07. Ms. Paris recited violations, compliance dates and potential fines, listed extensions to

the compliance deadline that had been granted since the case was first heard and stated fines now totaled \$1,700.

Mr. Miguel Gonzalez, manager, stated fines had accrued because he had missed a hearing. He noted that there had been no compliance issues since the last hearing; he only needed to pay for the permit and pick it up to comply. Mr. Gonzalez said his business had been seriously off in the past month or so, and he did not have the money to pay for the permit.

Mr. Mohammed Malik, Building Inspector, opposed any extension because the case had been going on for too long. He confirmed that Mr. Gonzalez need only pay for and pick up the permit to comply.

Mr. Mitchell asked why the property owner was not involved. Mr. Gonzalez did not know why.

Chair Roche remembered that she had pled with the other Board members to grant Mr. Gonzalez and extension at the last hearing because he promised to pick up the permit within a week of that meeting.

Motion made by Mr. Mitchell, seconded by Mr. White, to find the property was not complied by the ordered date, to impose the \$1,700 fine and to record the order. In a voice vote, motion passed unanimously.

Case: CE06020537

Michael Davis
2315 Northwest 13 Street

Ms. Paris announced that this case was first heard on 1/23/07 to comply by 4/24/07. Ms. Paris recited violations, compliance dates and potential fines, listed extensions to the compliance deadline that had been granted since the case was first heard and stated fines now totaled \$4,450.

Mr. Michael Davis, owner, announced he had pulled the permits for the windows and doors and he had installed the shutters. He had one more air conditioner that must be permitted or removed. He requested 60 more days.

Mr. Wayne Strawn, Building Inspector, said Mr. Davis had worked very hard to comply. He reminded the Board that Mr. Davis had inherited the building with the problems.

Mr. Mitchell wondered if Mr. Davis would need 60 days to get the permit for the air conditioner. Inspector Strawn said he may need to have an engineer perform energy calculations, which would take some time.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to grant a 63-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

The following three cases for the same owner were heard together:

Case: CE07061040

A & M Investments of America LLC
3224 West Broward Boulevard

Ms. Paris announced that this case was first heard on 7/24/07 to comply by 9/25/07. Ms. Paris recited violations, compliance dates and potential fines, listed extensions to the compliance deadline that had been granted since the case was first heard, and stated fines now totaled \$9,450 which would continue to accrue until the property complied.

Mr. Wisam Farraj, partner, explained the project had been delayed by a septic tank/sewer connection issue. The architect had drawn plans for the septic system and would submit for a permit. He said the situation was the same for all three addresses for which A&M Investments had been cited.

Mr. Thomas Clements, Fire Inspector, said he did not oppose the request for an extension.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to grant a 63-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE07061043

A & M Investments of America LLC
3220 West Broward Boulevard

Ms. Paris announced that this case was first heard on 8/28/07 to comply by 10/23/07. Ms. Paris recited violations, compliance dates and potential fines, listed extensions to the compliance deadline that had been granted since the case was first heard, and stated fines now totaled \$6,300, which would continue to accrue until the property complied.

Mr. Wisam Farraj, partner, stated this was the same situation as the previous property.

Mr. Thomas Clements, Fire Inspector, said he did not oppose the request for an extension.

Motion made by Mr. White, seconded by Ms. Ellis, to grant a 63-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE07091032

A & M Investments of America LLC
3200 West Broward Boulevard

Ms. Paris announced that this case was first heard on 1/22/08 to comply by 4/22/08. Ms. Paris recited violations, compliance dates and potential fines, listed extensions to

the compliance deadline that had been granted since the case was first heard, and stated fines now totaled \$6,200, which would continue to accrue until the property complied.

Mr. Wisam Farraj, partner, stated this was the same situation as the previous property.

Mr. Thomas Clements, Fire Inspector, said he did not oppose the request for an extension.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to grant a 63-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE06110858

Hezreco LLC
1640 Northwest 12 Court

Ms. Paris announced that this case was first heard on 1/22/08 to comply by 5/27/08. Ms. Paris stated that service was via posting on the property on 6/6/08 and at City Hall on 6/5/08. She recited violations, compliance dates and potential fines, and stated the City was requesting imposition of a \$4,725 fine which would continue to accrue until the property complied.

Mr. Jorge Medina, contractor, explained the contractor had begun the process to pull permits and discovered structural issues at the property. They had hired an architect to draw plans, but he died in March, and they had found a new architect, who had just completed drawings. Mr. Medina requested a 90-day extension.

Mr. Wayne Strawn, Building Inspector, did not object to the extension request.

Motion made by Mr. White, seconded by Mr. Mitchell, to grant a 91-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Court was in recess for 10 minutes

Case: CE06121030

NBT Holdings Co
1460 Southwest 28 Street

Ms. Paris announced that this case was first heard on 6/26/07 to comply by 10/23/07. Ms. Paris recited violations, compliance dates and potential fines, listed extensions to the compliance deadline that had been granted since the case was first heard, and stated the City was requesting imposition of a \$29,650 fine which would continue to accrue until the property complied.

Mr. Nicholas Tacquard, owner, stated he had pulled the permit, and thought this would bring the property into compliance.

Mr. Wayne Strawn, Building Inspector, explained that the property was cited for 9-280(b) for rafters needing repair, and even though the plans showed the rafters repaired, the work had not yet been done, and the property would not be complied until the work was complete. Inspector Strawn did not object to an extension.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to grant a 63-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE07120720

Mary Moran
600 Southwest 13 Avenue

Ms. Paris announced that this case was first heard on 4/22/08 to comply by 5/27/08. Ms. Paris recited violations, compliance dates and potential fines, which totaled \$3,250, and stated the City was recommending no fine be imposed.

Mr. Thomas Clements, Fire Inspector, said the owner had thought the property was complied by the deadline, but she had not called for final inspections. He recommended no fine be imposed.

Ms. Mary Moran, owner, requested no fine be imposed.

Motion made by Mr. White, seconded by Ms. Ellis, to impose no fine. In a voice vote, motion passed unanimously.

Case: CE06070353

Althea & Eddie Fisher
1601 Northwest 12 Court

Ms. Paris announced that this case was first heard on 4/22/08 to comply by 5/27/08. Ms. Paris recited violations, compliance dates and potential fines, and stated fines now totaled \$10,800, and would continue to accrue until the property complied.

Mr. Eddie Fisher, owner, said the contractor had performed load calculations for the air conditioner, and the unit must be removed because it did not match the load calculations. Mr. Fisher said he had the permit for the work, and requested 90 days.

Mr. Wayne Strawn, Building Inspector, reminded Mr. Fisher that the windows must also pass inspection in order to comply. He did not object to a 91-day extension.

Motion made by Mr. Mitchell, seconded by Ms. Ellis to grant a 91-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08041277

Elvis & Germain Toussaint
1920 Northwest 9 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 5/27/08.

Mr. George Oliva, Building Inspector, testified to the following violations:

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1) MECHANICAL WORK WAS DONE.
- 2) ELECTRICAL WORK WAS DONE.
- 3) PLUMBING WORK WAS DONE.

FBC 105.2.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) TWO CENTRAL A/C WERE REPLACED/INSTALLED.
- 2) A FREEZER WAS INSTALLED.

FBC 105.2.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) WATER HEATER WAS INSTALLED OR RELOCATED.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING A WATER HEATER, FREEZER AND TWO CENTRAL A/C. IT HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED LOADING THROUGH THE PERMITTING PROCESS.
- 2) THERE ARE EXPOSED ELECTRICAL WIRES INSIDE AND OUTSIDE THE STORE, WHICH CREATED A LIFE SAFETY SITUATION.

FBC 106.10.3.1

THERE IS AN EXPIRED ELECTRICAL PERMIT #04010642, WHICH WAS APPLIED FOR ON 4/12/04 - TO HOOK-UP THE WATER HEATER AND THE FREEZER.

Inspector Oliva stated he had an agreement with the owner, who already had the electrical and plumbing permits, to comply within 63 days or a fine of \$50 per day, per violation. He noted that all of the life safety violations had been removed by an electrical contractor.

Mr. Elvis Toussaint, owner, agreed to comply within 63 days.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City and order compliance within 63 days or a fine of \$50 per day, per violation. In a voice vote, motion passed unanimously.

Case: CE07121240

Investors Solutions LLC
2418 Andros Lane

Ms. Paris announced that this case was first heard on 5/27/08 to comply by 6/24/08. She stated the final order had been hand delivered and signed by Steve Ensmann on 6/9/08 and the order had been recorded. Ms. Paris recited violations, compliance dates and potential fines, and noted fines would begin accruing the next day. She informed the Board that the property was in foreclosure, the owner was not present, and a representative of the mortgage company was present and wished to speak. She confirmed that the foreclosure was not yet complete, so the mortgage company was not officially the owner.

Mr. William Hagerty, the mortgage holder's representative, explained that the owners had walked away from the property. The mortgage company had applied for permits to bring the property into compliance, and Mr. Hagerty requested 60 days.

Mr. Jolly advised the Board that even though Mr. Hagerty was not the owner, the Board could continue to hear the case, and to make a decision.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to grant a 63-day extension, during which time no fines would accrue. In a voice vote, with Chair Roche opposed, motion passed 3 - 1.

Case: CE06101486

Ana Maria Botelho
2407 Cat Cay Lane

Ms. Paris announced that certified mail sent to the owner was accepted on 5/24/08.

Mr. George Oliva, Building Inspector, testified to the following violations:
FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR
INSPECTIONS:

1) A SHED WAS BUILT IN THE BACK OF THE PROPERTY.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING
THE REQUIRED APPROVALS THROUGH THE PERMITTING AND
INSPECTION PROCESS.

FBC 117.1.2

STRUCTURES COMMENCED WITHOUT A PERMIT OR THE
PERMIT FOR WHICH HAS EXPIRED PRIOR TO COMPLETION
AND NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED,
SHALL BE PRESUMED AND DEEMED UNSAFE.

FBC 1604.1

THE STRUCTURE FOR THE STORAGE SHED DOES

NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

Inspector Oliva stated he had an agreement with the owner to comply within 63 days or a fine of \$25 per day, per violation.

Ms. Ana Botelho, owner, agreed to comply within 63 days.

Motion made by Mr. White, seconded by Mr. Mitchell, to find in favor of the City and order compliance within 63 days or a fine of \$25 per day, per violation. In a voice vote, motion passed unanimously.

Case: CE08040202

RWL 3 Ltd
1934 East Sunrise Boulevard

Ms. Paris announced that certified mail sent to the owner was accepted on 5/29/08.

Mr. Burt Ford, Building Inspector, testified to the following violations:

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1) NEW KITCHEN CABINETS AND COUNTER TOPS HAVE BEEN INSTALLED.
- 2) NEW BATH VANITY AND TOP HAVE BEEN INSTALLED.

FBC 105.2.11

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) WINDOW A/C UNITS HAVE BEEN INSTALLED.

FBC 105.2.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) NEW PLUMBING FIXTURES AND PIPING HAVE BEEN INSTALLED IN THE KITCHEN AND BATH REMODELS.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

Inspector Ford recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City and order compliance within 28 days or a fine of \$100 per day, per violation. In a voice vote, motion passed unanimously.

Case: CE07110505

Ibel Barreiro
3411 Southwest 19 Street

Ms. Paris announced that certified mail sent to the owner was accepted on 6/10/08.

Mr. Burt Ford, Building Inspector, testified to the following violations:

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1) THE BACK PORCH HAS BEEN ENCLOSED.
- 2) NEW WINDOWS HAVE BEEN INSTALLED IN THE PATIO ENCLOSURE.
- 3) NEW DOORS HAVE BEEN INSTALLED IN THE PATIO ENCLOSURE.
- 4) STUCCO WORK HAS BEEN DONE.
- 5) AN ALUMINUM OVERHANG HAS BEEN INSTALLED ON THE SOUTH SIDE OF THE BUILDING.
- 6) A WOOD FENCE HAS BEEN INSTALLED.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) ELECTRICAL CIRCUITS HAVE BEEN ADDED/ALTERED IN THE BACK PATIO ENCLOSURE.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1604.1

THE BACK PATIO ENCLOSURE, NEW WINDOWS, NEW DOORS, AND WOOD FENCE HAVE NOT BEEN DEMONSTRATED TO BE ABLE TO WITHSTAND WIND LOAD REQUIREMENTS THROUGH THE PERMIT AND INSPECTION PROCESS.

FBC 1626.1

ALL NEW WINDOWS AND DOORS WITH GLASS, NEED TO BE AN IMPACT RESISTANT TYPE UNIT OR HAVE AN APPROVED HURRICANE PROTECTION SYSTEM.

Inspector Ford recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Motion made by Ms. Ellis, seconded by Mr. White, to find in favor of the City and order compliance within 28 days or a fine of \$100 per day, per violation. In a voice vote, motion passed unanimously.

Case: CE07120334

Elsa Beltran
1433 Southwest 33 Court

Ms. Paris announced that service was via posting on the property on 6/13/08 and at City Hall on 6/13/08.

Mr. Burt Ford, Building Inspector, testified to the following violations:

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

1) NEW WINDOWS HAVE BEEN INSTALLED.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1604.1

THE WINDOWS HAVE NOT BEEN DEMONSTRATED TO BE ABLE TO WITHSTAND WIND LOAD REQUIREMENTS THROUGH THE PERMIT AND INSPECTION PROCESS.

FBC 1626.1

THE NEW WINDOWS NEED TO BE IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED HURRICANE PROTECTION SYSTEM.

Inspector Ford recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Motion made by Mr. White, seconded by Mr. Mitchell, to find in favor of the City and order compliance within 28 days or a fine of \$50 per day, per violation. In a voice vote, motion passed unanimously.

Case: CE08040203

Rosana & Rooveline Theophin
208 Northwest 16 Street

Ms. Paris announced that service was hand delivered to the owner on 6/2/08 and certified mail sent to the owner was accepted on 5/29/08.

Mr. Gerry Smilen, Building Inspector, testified to the following violations:

47-19.5.H.2.

THERE IS BARBED WIRE INSTALLED ON TOP OF THE CHAIN LINK FENCE ON THE EAST SIDE OF THE PROPERTY.

9-280(b)

THE FOLLOWING BUILDING COMPONENTS ARE NOT IN REASONABLY GOOD REPAIR:

1) FRONT DOOR OVERHANG SUPPORT COLUMNS ARE LEANING AND RUSTED AT THE BASE.

- 2) MULTIPLE AREAS OF THE FASCIA BOARD, OVERHANG, AND THE PLYWOOD SIDING ON THE ENCLOSED SCREEN ROOM HAS DETERIORATED.

9-280(d)

THE PLYWOOD ON THE WALLS OF THE ENCLOSED SCREEN ROOM HAS DETERIORATED AND REMAINS UNPROTECTED FROM THE ELEMENTS AND THE PAINT IS PEELING.

9-280(h)

THE CHAIN LINK FENCE ON THE EAST SIDE IS LEANING AT AN EXTREME ANGLE WITH BARBED WIRE ON THE TOP OF IT.

FBC 105.1

THE SINGLE FAMILY RESIDENCE HAS BEEN ALTERED IN THE FOLLOWING WAY WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1) SCREENED PORCH HAS BEEN ENCLOSED.
- 2) NEW WINDOWS AND DOORS HAVE BEEN INSTALLED.
- 3) WALL A/C UNITS HAVE BEEN INSTALLED.
- 4) NEW PLUMBING WASTE LINES HAVE BEEN PLACED.
- 5) CONCRETE SLABS HAVE BEEN PLACED OVER A MAJORITY OF THE FRONT AND SIDE YARDS.
- 6) A KITCHEN HAS BEEN ADDED TO THE CARPORT ENCLOSURE.
- 7) STRUCTURAL REPAIRS HAVE BEEN MADE TO THE FRONT DOOR OVERHANG DECORATIVE SUPPORTS.
- 8) A CHAIN LINK FENCE SECTION HAS BEEN INSTALLED.
- 9) THE PERMIT FOR THE NEW ROOF INSTALLED HAS EXPIRED AND NOW EXISTS AS WORK WITHOUT A PERMIT.

FBC 105.2.11

WALL A/C UNITS HAVE BEEN INSTALLED WITHOUT A PERMIT.

FBC 105.2.4

NEW PLUMBING WASTE LINES HAVE BEEN INSTALLED WITHOUT A PERMIT.

FBC 105.2.5

WIRING FOR WALL A/C UNITS AND AN ADDED KITCHEN HAVE BEEN INSTALLED WITHOUT A PERMIT.

FBC 106.10.3.1

PERMIT #06010673 FOR A RE-ROOF HAS EXPIRED WITHOUT PASSING THE REQUIRED INSPECTIONS.

FBC 109.6

THE FOLLOWING WORK WAS PERFORMED AND COVERED WITHOUT THE PROPER INSPECTIONS AND APPROVALS:

- 1) ENCLOSED SCREEN ROOM.
- 2) PLUMBING WASTE LINES.
- 3) ADDED KITCHEN IN CARPORT ENCLOSURE.
- 4) ELECTRICAL WIRING.
- 5) NEW DOOR AND WINDOW INSTALLATIONS.

6) CONCRETE FLATWORK.

7) BUILDING RE-ROOFED.

FBC 1626.1

NEW WINDOWS AND DOORS HAVE BEEN INSTALLED AND ARE NOT IMPACT RESISTANT OR PROTECTED BY AN APPROVED HURRICANE PROTECTION SYSTEM.

Inspector Smilen presented photos of the property and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Motion made by Mr. White, seconded by Ms. Ellis, to find in favor of the City and order compliance within 63 days or a fine of \$50 per day, per violation. In a voice vote, motion passed unanimously.

Case: CE08040779

Jake Watkins

1028 Northwest 7 Terrace

Ms. Paris announced that certified mail sent to the owner was accepted on 5/24/08.

Mr. George Oliva, Building Inspector, testified to the following violations:

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1) NEW DOORS ONE IN WEST ELEVATION AND ONE IN NORTH ELEVATION.
- 2) NEW WINDOWS WITH BARS.
- 3) STUCCO THE HOUSE AND SHED IN BACK, OVER \$1500.00

IN JOB.

- 4) ENCLOSE THE SCREEN PORCH INTO AN APARTMENT OR LIVING AREA.

5) INSTALLED WINDOWS AND DOORS IN THE ILLEGAL ENCLOSURE.

- 6) CONCRETE DRIVEWAY.

- 7) RE-ROOF PROPERTY WITH SHINGLES.

FBC 105.2.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) CENTRAL A/C WITH DUCTWORK WAS INSTALLED IN THE PROPERTY.
- 2) WALL A/C WAS INSTALLED IN THE ILLEGAL ENCLOSURE.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING A CENTRAL A/C IN THE MAIN HOUSE, LIGHTS, WALL OUTLETS WERE ADDED, WALL A/C WERE INSTALLED IN THE SCREEN PORCH ENCLOSURE AND HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED LOADING THROUGH THE PERMITTING PROCESS.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 117.1.2

STRUCTURES COMMENCED WITHOUT A PERMIT OR THE PERMIT FOR WHICH HAS EXPIRED PRIOR TO COMPLETION AND NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED, SHALL BE PRESUMED AND DEEMED UNSAFE.

FBC 1604.1

THE STRUCTURE FOR THE SCREEN PORCH CONVERSION DOES NOT MEET THE STANDARD FOR GRAVITY LOADING.

FBC 1612.1.2

ALL THE WINDOWS, AND DOORS INSTALLATIONS HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

Inspector Oliva recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Motion made Mr. White, seconded by Mr. Mitchell, to find in favor of the City and order compliance within 28 days or a fine of \$50 per day, per violation. In a voice vote, motion passed unanimously.

Case: CE08041417

Housing Authority of the
City of Fort Lauderdale
1625 Northwest 14 Street

Ms. Paris announced that certified mail sent to the owner was accepted on 6/4/08.

Mr. George Oliva, Building Inspector, testified to the following violations:

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1) THE SCREEN PORCH WAS REMOVED IN THE BACK.
- 2) THERE IS AN ADDITION WHERE THE ALUMINUM SCREEN PORCH WAS LOCATED IN THE BACK OF THE PROPERTY FACING NORTH.
- 3) NEW KITCHEN AND BATHROOM WERE DONE.
- 4) THERE IS NEW ROOF, WALLS, WINDOWS, DOORS IN THE ILLEGAL ADDITION.

FBC 105.2.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) CENTRAL A/C WAS INSTALLED ON BOTH SITES OF PROPERTY.

FBC 105.2.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) KITCHEN FIXTURES WERE ADDED IN THE ILLEGAL ADDITION.
- 2) BATHROOM FIXTURES WERE ADDED IN THE ILLEGAL ADDITION.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING AN ADDITIONAL KITCHEN, BATHROOM, LIGHTS, AND WALL OUTLETS THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED LOADING THROUGH THE PERMITTING PROCESS.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 110.1.1

THE USE AND THE OCCUPANCY OF THE BUILDING HAVE CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY.

FBC 117.1.2

STRUCTURES COMMENCED WITHOUT A PERMIT OR THE PERMIT FOR WHICH HAS EXPIRED PRIOR TO COMPLETION AND NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED, SHALL BE PRESUMED AND DEEMED UNSAFE.

FBC 1604.1

THE STRUCTURE FOR THE ILLEGAL CONVERSION DOES NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

FBC 1612.1.2

ALL THE WINDOWS, SHUTTERS, AND DOORS INSTALLATIONS HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

FBC 1626.1

THE NEW WINDOWS AND DOOR WITH GLASS NEED TO BE
IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED
HURRICANE PROTECTION SYSTEM.

Inspector Oliva recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City and order compliance within 28 days or a fine of \$50 per day, per violation. In a voice vote, motion passed unanimously.

Case: CE96061447

Gloria Lee

1040 Southwest 17 Street

Ms. Paris announced that service was via posting on the property on 6/4/08 and at City Hall on 6/10/08.

Mr. George Oliva, Building Inspector, testified to the following violations:

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1) REPLACED WINDOWS, DOORS.
2) STRUCTURAL WORK, REMODELING KITCHEN & BATHROOMS.

FBC 105.2.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1) KITCHEN AND BATHROOMS SINKS, TUBS/SHOWERS,
LAVATORIES, TOILETS, AND FIXTURES.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1) ELECTRICAL CIRCUITS TO KITCHEN AND BATHROOMS.

FBC 106.10.3.1

THERE IS AN EXPIRED PERMIT WHICH FAILED INSPECTION
ON 9/21/1998.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING
THE REQUIRED APPROVALS.

FBC 117.1.2

STRUCTURES COMMENCED WITHOUT A PERMIT OR THE
PERMIT FOR WHICH HAS EXPIRED PRIOR TO COMPLETION
AND NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED,
SHALL BE PRESUMED AND DEEMED UNSAFE.

FBC 1612.1.2

ALL THE WINDOWS, SHUTTERS, AND DOORS
INSTALLATIONS HAVE NOT BEEN DEMONSTRATED TO
WITHSTAND THE REQUIRED WIND LOADING THROUGH THE
PERMITTING PROCESS.

Inspector Oliva recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City and order compliance within 28 days or a fine of \$50 per day, per violation. In a voice vote, motion passed unanimously.

Case: CE07040921

Stipulated agreement

Kerry Nestle
1015 Northeast 8 Avenue

Violations:

FBC 105.1

1. A LAUNDRY ROOM WAS INSTALLED IN A STORAGE SHED
IN THE SIDE YARD OF FRONT BUILDING.
2. WATER HEATERS WERE REPLACED.
3. A WALL A/C UNIT WAS INSTALLED.
4. INTERIOR ALTERATIONS OF FRONT BUILDING TO
CONVERT BUILDING INTO TWO UNITS.

FBC 105.2.4

1. WATER HEATERS WERE REPLACED.
2. A LAUNDRY AREA WAS ADDED.

FBC 105.2.5

1. EXTERIOR AND INTERIOR OUTLETS WERE MOVED/ADDED.
2. CIRCUITS FOR THE LAUNDRY WERE ADDED.
3. GENERAL PREMISES WIRING WAS ALTERED.
4. CIRCUIT TO WALL A/C UNIT WAS ADDED.

FBC 109.6

WORK WAS DONE AND COVERED UP WITHOUT HAVING PASSED
THE REQUIRED INSPECTIONS.

FBC 110.1.1

THE USE AND OCCUPANCY OF THE FRONT BUILDING WAS
CHANGED FROM A SINGLE FAMILY RESIDENCE TO A DUPLEX
WITHOUT HAVING OBTAINED THE REQUIRED CERTIFICATE OF
OCCUPANCY.

FBC 708.3

FIRE SEPARATIONS BETWEEN RESIDENTIAL UNITS ARE NOT
MAINTAINED.

FBC 105.2.11

A WALL A/C UNIT WAS INSTALLED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 91 days or a fine of \$100 per day, per violation.

Motion made by Mr. White, seconded by Mr. Mitchell, to find in favor of the City, approve the stipulated agreement and order compliance within 91 days or a fine of \$100 per day, per violation. In a voice vote, motion passed unanimously.

Case: CE07070012

Stipulated agreement

W. James Reimer
3020 North Atlantic Boulevard

Violations:

FBC 105.1

- 1) AN ELEVATOR WAS INSTALLED.
- 2) A CBS WALL WAS INSTALLED.
- 3) WINDOWS WERE REPLACED.

FBC 105.2.5

CIRCUITS TO POWER ELEVATOR.

FBC 106.10.3.1

PERMIT #07081512 TO INSTALL 5 IMPACT WINDOWS WAS
ISSUED ON 8/17/07. NO INSPECTIONS WERE PERFORMED
AND THE PERMIT HAS EXPIRED.

FBC 109.6

WORK WAS COVERED UP WITHOUT PASSING THE REQUIRED
INSPECTIONS.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 91 days or a fine of \$100 per day, per violation.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to find in favor of the City, approve the stipulated agreement and order compliance within 91 days or a fine of \$100 per day, per violation. In a voice vote, motion passed unanimously.

Case: CE07081409

Stipulated agreement

Gloria & Richard Gold
15 Fort Royal Isle

Violations:

FBC 105.1

- 1) A PAVED DRIVEWAY WAS INSTALLED.
- 2) THE DOCK WAS REBUILT.
- 3) THE KITCHEN WAS REMODELED.
- 4) THE BATHROOMS WERE REMODELED.
- 5) WINDOWS AND DOORS WERE REPLACED.
- 6) INTERIOR STRUCTURAL ALTERATIONS WERE DONE.

FBC 105.2.4

BOTH KITCHEN AND BATH FIXTURES WERE REPLACED.

FBC 105.2.5

- 1) CIRCUIT TO PROVIDE SHORE POWER TO DOCK WAS ADDED.
- 2) A LIGHT CIRCUIT TO DOCK WAS ADDED.
- 3) GENERAL PREMISES WIRING, INCLUDING BUT NOT LIMITED, TO KITCHEN AND BATHROOMS.

FBC 106.10.3.1

PERMITS #07051778 FOR STUCCO WORK, #07091405 FOR KITCHEN AND BATHROOM REMODEL, #07091407 FOR ELECTRICAL, #07091408 FOR PLUMBING AND #07100362 FOR WINDOWS AND DOORS HAVE NOT BEEN INSPECTED, HAVE EXPIRED AND HAVE BECOME NULL AND VOID.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 91 days or a fine of \$100 per day, per violation.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City, approve the stipulated agreement and order compliance within 91 days or a fine of \$100 per day, per violation. In a voice vote, motion passed unanimously.

Case: CE07101516

Stipulated agreement

E. H. & Jeanne Lawrence
1526 Southwest 20 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 6/7/08.

Violations:

9-280(b)

THE ROOF HAS NOT BEEN MAINTAINED IN A WATERTIGHT MANNER. THE ROOF FRAMING IS NOT STRUCTURALLY SOUND. THE FRONT DOOR IS NOT WEATHER TIGHT.

9-280(h)

THE CARPORT HAS NOT BEEN KEPT IN REASONABLY GOOD REPAIR OR PROTECTED FROM THE ELEMENTS.

9-281(b)

THE CARPORT IS FILLED WITH TRASH. THE YARD IS OVERGROWN WITH WEEDS AND SHRUBBERY.

FBC 105.1

- 1) STRUCTURAL REPAIRS WERE MADE TO THE ROOF FRAMING OF THE CARPORT.
- 2) THE FRONT DOOR WAS REPLACED.
- 3) ROOF REPAIRS WERE DONE.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 91 days or a fine of \$100 per day, per violation.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to find in favor of the City, approve the stipulated agreement and order compliance within 91 days or a fine of \$100 per day, per violation. In a voice vote, motion passed unanimously.

Case: CE05011496

Peter Freudenberg

1629 Northwest 7 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 5/9/08.

Violations:

FBC 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED IN THE FOLLOWING WAY WITHOUT PERMITS:

- 1) NEW WINDOWS AND DOORS HAVE BEEN INSTALLED.
- 2) A NEW ELECTRICAL PANEL HAS BEEN INSTALLED AT THE SERVICE.
- 3) NEW FLOOD LIGHTS HAVE BEEN INSTALLED.
- 4) THE OVERHANG SOFFITS HAVE BEEN RESURFACED WITH NEW VENTS.
- 5) A WINDOW HAS BEEN REMOVED AND THE OPENING WAS BLOCKED UP.
- 6) A NEW CENTRAL A/C SYSTEM HAS BEEN INSTALLED.
- 7) NEW ELECTRICAL CIRCUITS HAVE BEEN INSTALLED FOR THE A/C SYSTEM.
- 8) JACUZZI PIPING HAS BEEN INSTALLED.

FBC 105.2.11

A CENTRAL A/C UNIT HAS BEEN INSTALLED WITHOUT A PERMIT.

FBC 105.2.4

THE PLUMBING SYSTEM HAS BEEN ALTERED IN THE FOLLOWING MANNER: PVC PIPING INSTALLED ON THE NORTH WALL, THE INSTALLATION OF FIXTURES, AND THE WASTE AND SUPPLY PIPING CONNECTED TO THE KITCHEN AND BATH REMODEL. NO PLUMBING PERMIT WAS ISSUED FOR THIS WORK.

FBC 105.2.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED BY THE INSTALLATION OF NEW CIRCUITS TO POWER THE A.C. SYSTEM, EXTERIOR LIGHTING, KITCHEN REMODEL, AND AN EXTERIOR PANEL ON THE WEST EXPOSURE OF THE BUILDING. NO PERMITS WERE ISSUED FOR THESE ALTERATIONS.

FBC 1626.1

NEW WINDOWS AND DOORS HAVE BEEN INSTALLED. THEY ARE NOT IMPACT RESISTANT AND HAVE NOT BEEN PROVIDED WITH AN APPROVED HURRICANE PROTECTION SYSTEM FOR IMPACT RESISTANCE.

Mr. Wayne Strawn, Building Inspector, testified the violations existed as cited, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Motion made by Mr. Mitchell, seconded by Mr. White, to find in favor of the City and order compliance within 63 days or a fine of \$50 per day, per violation. In a voice vote, motion passed unanimously.

Case: CE08021407

Robert Brown
2000 Northwest 13 Avenue

Ms. Paris announced that service was hand delivered to the owner on 6/6/08.

Violations:

FBC 105.1

THE FOLLOWING ALTERATIONS HAVE BEEN DONE WITHOUT COMPLETION OF THE PERMIT PROCESS. THE REQUIRED PERMITS WERE NOT OBTAINED OR WERE ALLOWED TO EXPIRE WITHOUT THE WORK BEING APPROVED BY FIELD INSPECTION.

- 1) THE KITCHEN WAS REMODELED.
- 2) A PAVER DRIVEWAY INSTALLED.
- 3) THE CARPORT ENCLOSED FOR LIVING SPACE.
- 4) A WOOD FENCE INSTALLED.
- 5) A SHED INSTALLED IN THE REAR YARD.

FBC 105.2.11

A WALL MOUNTED A/C UNIT HAS BEEN INSTALLED IN THE ENCLOSED CARPORT. A PERMIT WAS NOT ISSUED FOR THE INSTALLATION.

FBC 105.2.4

THE PLUMBING SYSTEM HAS BEEN ALTERED BY THE INSTALLATION OF A KITCHEN SINK AND A JACUZZI WITHOUT OBTAINING A PERMIT.

FBC 105.2.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT COMPLETING THE PERMIT PROCESS. THE PERMITS WERE NOT OBTAINED OR WERE ALLOWED TO EXPIRE WITHOUT THE WORK BEING APPROVED BY FIELD INSPECTION.

1. CIRCUITRY ADDITIONS AND ALTERATIONS CONNECTED TO THE KITCHEN REMODEL.
2. CIRCUITRY ADDITIONS AND ALTERATIONS CONNECTED TO THE ENCLOSURE OF THE CARPORT FOR LIVING SPACE.
3. SERVICE CHANGE.

4. MISCELLANEOUS HOUSE WIRING.
5. CIRCUITS FOR THE A/C SYSTEMS.
6. CIRCUITS FOR EXTERIOR LIGHTING.

FBC 106.10.3.1

ELECTRICAL PERMIT # 05032883 FOR A SERVICE CHANGE AND MISCELLANEOUS HOUSE WIRING HAS EXPIRED WITHOUT PASSING FINAL INSPECTION. THE PERMIT IS NOW NULL AND VOID AND THE WORK DONE UNDER THE AUSPICES OF THE PERMIT NOW EXISTS AS NON-PERMITTED WORK.

FBC 109.6

CONSTRUCTION AND BUILDING ALTERATIONS WERE FINISHED WITHOUT OBTAINING THE REQUIRED APPROVALS BY FIELD INSPECTIONS.

FBC 1626.1

THE REQUIRED IMPACT RESISTANCE FOR THE BUILDING ALTERATIONS (SEE SECTION FBC 105.1) HAS NOT BEEN DEMONSTRATED BY THE PERMITTING PROCESS.

Mr. Wayne Strawn, Building Inspector, testified the violations existed as cited, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Motion made by Mr. White, seconded by Ms. Ellis, to find in favor of the City and order compliance within 63 days or a fine of \$50 per day, per violation. In a voice vote, motion passed unanimously.

Case: CE07120450

Stipulated agreement

Louis L & Anette St. Cyr
2984 Southwest 16 Street

Ms. Paris announced that certified mail sent to the owner was accepted on 6/5/08. Ms. Paris announced that service was via posting on the property on 6/9/08 and at City Hall on 6/10/08.

Violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 28 days or a fine of \$250 per day.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to find in favor of the City, approve the stipulated agreement, and order compliance within 28 days or a fine of \$250 per day. In a voice vote, motion passed unanimously.

Case: CE08031081

Vernon Dahl
1415 Southwest 9 Street

Ms. Paris announced that service was via posting on the property on 6/5/08 and at City Hall on 6/10/08.

Violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Mr. Thomas Clements, Fire Inspector, testified that the owner lived at the premises and was fully aware of the violation. He recommended ordering compliance within 28 days or a fine of \$250 per day.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City and order compliance within 28 days or a fine of \$250 per day. In a voice vote, motion passed unanimously.

Case: CE08031215

Stipulated agreement

3333 Davie LLC

3333 Davie Boulevard

Ms. Paris announced that service was hand delivered to the owner on 6/16/08.

Violations:

NFPA 101 31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT INSTALLED.

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 63 days or a fine of \$250 per day, per violation.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to find in favor of the City, approve the stipulated agreement and order compliance within 63 days or a fine of \$250 per day, per violation. In a voice vote, motion passed unanimously.

Case: CE08031285

Stipulated agreement

3333 Davie LLC

3343 Davie Boulevard

Ms. Paris announced that service was hand delivered to the owner on 6/16/08.

Violations:

NFPA 101 31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT INSTALLED.

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 63 days or a fine of \$250 per day, per violation.

Motion made by Mr. White, seconded by Ms. Ellis, to find in favor of the City, approve the stipulated agreement and order compliance within 63 days or a fine of \$250 per day, per violation. In a voice vote, motion passed unanimously.

Case: CE08031233

Stipulated agreement

3333 Davie LLC

3353 Davie Boulevard

Ms. Paris announced that service was hand delivered to the owner on 6/16/08.

Violations:

NFPA 101 31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT INSTALLED.

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 63 days or a fine of \$250 per day, per violation.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to find in favor of the City, approve the stipulated agreement and order compliance within 63 days or a fine of \$250 per day, per violation. In a voice vote, motion passed unanimously.

Case: CE08031279

Stipulated agreement

3333 Davie LLC

3363 Davie Boulevard

Ms. Paris announced that service was hand delivered to the owner on 6/16/08.

Violations:

NFPA 101 31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT INSTALLED.

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 63 days or a fine of \$250 per day, per violation.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City, approve the stipulated agreement and order compliance within 63 days or a fine of \$250 per day, per violation. In a voice vote, motion passed unanimously.

Case: CE08031288

Stipulated agreement

Lucy Richards
105 Southwest 18 Avenue

Violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 63 days or a fine of \$250 per day.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City, approve the stipulated agreement and order compliance within 63 days or a fine of \$250 per day. In a voice vote, motion passed unanimously.

Case: CE08031289

Stipulated agreement

Lucy Richards
107 Southwest 18 Avenue

Violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 63 days or a fine of \$250 per day.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City, approve the stipulated agreement and order compliance within 63 days or a fine of \$250 per day. In a voice vote, motion passed unanimously.

Case: CE08031290

Stipulated agreement

Vincent & Rosie Puran
405 Southwest 18 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 5/5/08.

Violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 63 days or a fine of \$250 per day.

Motion made by Mr. Mitchell, seconded by Mr. White, to find in favor of the City, approve the stipulated agreement and order compliance within 63 days or a fine of \$250 per day. In a voice vote, motion passed unanimously.

Case: CE08031308

Stipulated agreement

Betty Louise & Mona Monezis
301 Southwest 9 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 5/14/08.

Violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 63 days or a fine of \$250 per day.

Motion made by Mr. White, seconded by Mr. Mitchell, to find in favor of the City, approve the stipulated agreement and order compliance within 63 days or a fine of \$250 per day. In a voice vote, motion passed unanimously.

Case: CE08031311

Stipulated agreement

Land Trust #939
939 Southwest 4 Street

Ms. Paris announced that certified mail sent to the owner was accepted on 5/5/08.

Violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 63 days or a fine of \$250 per day.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City, approve the stipulated agreement and order compliance within 63 days or a fine of \$250 per day. In a voice vote, motion passed unanimously.

Case: CE08031312

Stipulated agreement

Land Trust #943
943 Southwest 4 Street

Ms. Paris announced that certified mail sent to the owner was accepted on 5/7/08.

Violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 63 days or a fine of \$250 per day.

Motion made by Mr. White, seconded by Mr. Mitchell, to find in favor of the City and order compliance within 63 days or a fine of \$250 per day. In a voice vote, motion passed unanimously.

Case: CE08031313

Stipulated agreement

Manuel Rodriguez & Calvo Selva
2675 Southwest 6 Court

Ms. Paris announced that certified mail sent to the owner was accepted on 5/21/08.

Violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 63 days or a fine of \$250 per day.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City, approve the stipulated agreement and order compliance within 63 days or a fine of \$250 per day. In a voice vote, motion passed unanimously.

Case: CE08031314

Stipulated agreement

Betty Louise & Mona Monezis
305 Southwest 9 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 5/22/08.

Violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 63 days or a fine of \$250 per day.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City, approve the stipulated agreement and order compliance within 63 days or a fine of \$250 per day. In a voice vote, motion passed unanimously.

Case: CE08031315

Stipulated agreement

Minerva Juarez
3700 Southwest 14 Street

Violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 63 days or a fine of \$250 per day.

Motion made by Ms. Ellis, seconded by Mr. White, to find in favor of the City, approve the stipulated agreement and order compliance within 63 days or a fine of \$250 per day. In a voice vote, motion passed unanimously.

Case: CE08031330

NFT Village LLC
210 Southwest 8 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 5/21/08 and certified mail sent to the registered agent was accepted on 5/22/08.

Violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Mr. Thomas Clements, Fire Inspector, testified the violation still existed as cited and recommended ordering compliance within 63 days or a fine of \$250 per day.

Motion made by Ms. Ellis, seconded by Mr. White, to find in favor of the City and order compliance within 63 days or a fine of \$250 per day. In a voice vote, motion passed unanimously.

Case: CE08031359

NFT Village LLC
200 Southwest 8 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 5/21/08 and certified mail sent to the registered agent was accepted on 5/22/08.

Violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Mr. Thomas Clements, Fire Inspector, testified the violation still existed as cited and recommended ordering compliance within 63 days or a fine of \$250 per day.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to find in favor of the City and order compliance within 63 days or a fine of \$250 per day. In a voice vote, motion passed unanimously.

Case: CE08031377

Steven Margolis
2027 Southwest 29 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 5/15/08.

Violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Mr. Thomas Clements, Fire Inspector, testified the violation still existed as cited and recommended ordering compliance within 63 days or a fine of \$250 per day.

Motion made by Mr. White, seconded by Mr. Mitchell, to find in favor of the City and order compliance within 63 days or a fine of \$250 per day. In a voice vote, motion passed unanimously.

Case: CE08031424

J. Tyrone Matthews
924 West Las Olas Boulevard

Ms. Paris announced that certified mail sent to the owner was accepted on 6/10/08.

Violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Mr. Thomas Clements, Fire Inspector, testified the violation still existed as cited and recommended ordering compliance within 63 days or a fine of \$250 per day.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City and order compliance within 63 days or a fine of \$250 per day. In a voice vote, motion passed unanimously.

Case: CE07040523

Perry & Joyce Knight
C/O Kelly Parrish, Property Manager
776 Northwest 57 Court

Ms. Paris announced that this case was first heard on 5/22/07 to comply by 6/26/07. She listed extensions to the compliance deadline that had been granted since the case was first heard, and stated this case was continued from 5/27/08 because the Board had not approved the stipulated agreement. Ms. Paris said the one violation was not in compliance and fines had not begun to accrue. The respondent had been ordered to return for a status report.

Mr. McKelligett stated the case would be rescheduled for a Massey hearing.

Case: CE06051992

Luis & Aleidy Ramirez
3341 Southwest 20 Street

Ms. Paris announced that this case was first heard on 3/27/07 to comply by 5/22/07. Ms. Paris announced that service was via posting on the property on 6/9/08 and at City Hall on 6/5/08, and certified mail sent to the owner was accepted on 6/4/08 and certified mail sent to the registered agent was accepted on 6/4/08. Ms. Paris recited violations, compliance dates and potential fines, listed extensions to the compliance deadline that had been granted since the case was first heard, and stated fines totaled \$5,500 and the City was recommending no fine be imposed.

Mr. Jorg Hruschka, Building Inspector, explained that the case had begun before he was employed at the City, and the owner had spent a lot of time and effort to comply.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to impose no fine. In a voice vote, motion passed unanimously.

Case: CE07040072

Evian Cuellar & Cecilio Matias
701 Northeast 17 Court

Ms. Paris announced that this case was first heard on 2/26/08 to comply by 3/25/08. Service was via posting on the property on 6/5/08 and at City Hall on 6/5/08. Ms. Paris recited violations, compliance dates and potential fines, and stated the City was requesting imposition of an \$18,000 fine which would continue to accrue until the property complied.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find the violations were not complied by the ordered date, and to impose the \$18,000 fine. In a voice vote, motion passed unanimously.

Case: CE07030178

Dimension Holdings LLC
501 Southwest 27 Avenue

Ms. Paris announced that this case was first heard on 6/26/07 to comply by 9/25/07. Ms. Paris stated service was via posting on the property on 6/10/08 and at City Hall on 6/5/08. Ms. Paris recited violations, compliance dates and potential fines, listed extensions to the compliance deadline that had been granted since the case was first heard and stated the City was requesting imposition of an \$11,025 fine which would continue to accrue until the property complied.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find the violations were not complied by the ordered date, and to impose the \$11,025 fine. In a voice vote, motion passed unanimously.

Case: CE07071505

Rafael & Kennel Miranda
1424 Northwest 2 Avenue

Ms. Paris announced that this case was first heard on 3/25/08 to comply by 5/27/08. Ms. Paris announced that service was via posting on the property on 6/6/08 and at City Hall on 6/5/08. Ms. Paris recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$40,500 fine which would continue to accrue until the property complied.

Mr. Mitchell asked the other Board members to consider continuing the case for another month to allow the owner time to appear.

Mr. Wayne Strawn, Building Inspector, explained that this was a case where a stop work order had been issued and ignored. The owner had applied for a permit, but the application did not provide sufficient information, and the owner had never responded to correct the application.

Mr. Mitchell withdrew his appeal to the other Board members for a continuance.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find the violations were not complied by the ordered date, and to impose the \$40,500 fine. In a voice vote, motion passed unanimously.

Approval of Meeting Minutes

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to approve the minutes of the Board's May 2008 meeting. In a voice vote, motion passed unanimously.

Cases Complied

Ms. Paris announced that the below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE08020382	CE07070393	CE08031297	CE08031300
CE08031301	CE08031304	CE08031309	CE08031319
CE08031328	CE08031361	CE08031380	CE08031381
CE08031382	CE08031429	CE07040525	CE08031027
CE08031048	CE08031362	CE08031370	CE06051992
CE07020296	CE07011408		

Cases Without Service

Ms. Paris announced that the below listed cases had been withdrawn for lack of service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE07081051	CE07081343	CE07121136	CE07031806
CE05071272	CE07071154		

Code Enforcement Board
June 24, 2008
Page 50

Cases Withdrawn

Ms. Paris announced that the below listed cases had been withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

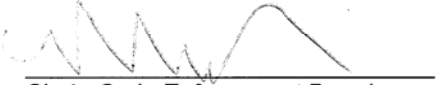
CE08031845 CE07081343 CE08031379

Cases Rescheduled

Ms. Paris announced that the below listed cases had been rescheduled. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

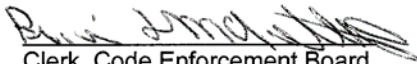
CE05111570	CE07061975	CE07101431	CE07101433
CE07101438	CE07101439	CE07101441	CE07101444
CE07081343	CE08031379		

There being no further business to come before the Board, the meeting adjourned at **3:40 P.M.**



Chair, Code Enforcement Board

ATTEST:



Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Minutes prepared by: J. Opperee, ProtoType Inc.

Code Enforcement Board

June 24, 2008

Page 51